



FOR SALE

CONDO APARTMENT

MLS# W13683856

15 Legion Road 204, Toronto, ON M8V 0A9

Mimico, Toronto · M8V 0A9

C\$ 420,000

1	1	550	1	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Waterfront Living at Beyond the Sea ... Sunlit Suite with Exceptional Amenities, Welcome to Beyond the Sea, a vibrant lakeside community offering resort-style living just moments from the heart of downtown Toronto. This inviting one bedroom residence provides approximately 570 square feet of well-planned living space, highlighted by soaring 9-foot ceilings and a bright, open layout. The functional kitchen comes equipped with granite countertops, a convenient breakfast bar, and stainless steel appliances. Natural light pours into the generous living area and flows seamlessly toward a private west-facing balcony, ideal for catching afternoon sun and scenic evening skies. The spacious bedroom features ample closet space and its own private walkout to the balcony, ensuring comfort and privacy. Complete with in-suite laundry, an underground parking space, and a storage locker. Residents enjoy an impressive suite of amenities, including an indoor pool and hot tub, a fully equipped fitness center, saunas, social and party rooms, a rooftop terrace with BBQ stations, guest suites, visitor parking, and 24-hour concierge service. Step right outside your door to experience the best of the Humber Bay neighborhood. Explore the nearby waterfront trails, parks, local cafes, and diverse dining options. With public transit close by and quick access to the Gardiner Expressway, commuting downtown is effortless. An ideal choice for first-time buyers seeking a convenient, low-maintenance lifestyle, or anyone looking to enjoy lakeside living without the downtown price tag. Sold in "As is "

FEATURES

- ✓ Garage
- ✓ Hospital
- ✓ Lake Access
- ✓ Library
- ✓ Marina
- ✓ Park
- ✓ Public Transit

PROPERTY DETAILS

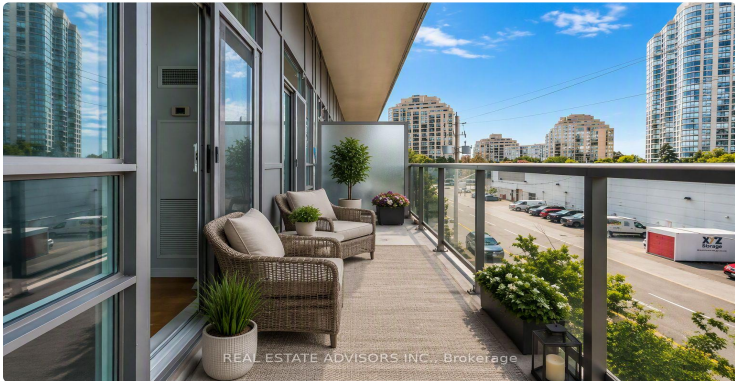
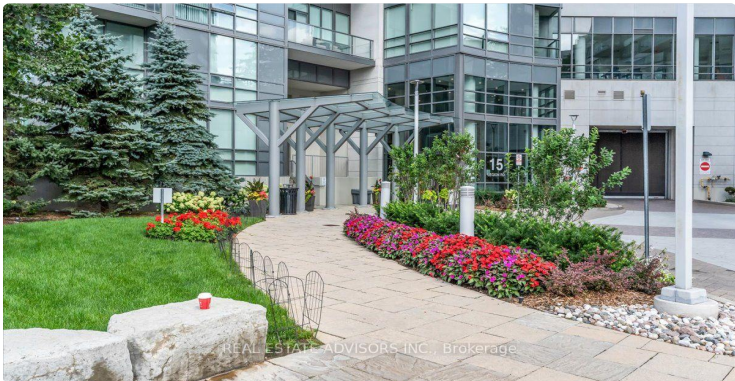
PROPERTY TYPE	Condo Apartment
LISTING STATUS	For Sale
STYLE	Apartment
PROPERTY TYPE	Condo Apartment
AREA RANGE	500-599 sqft
PARKING	1 spaces
ANNUAL TAX	\$2,240
POSTAL CODE	M8V 0A9
NEIGHBOURHOOD	Mimico

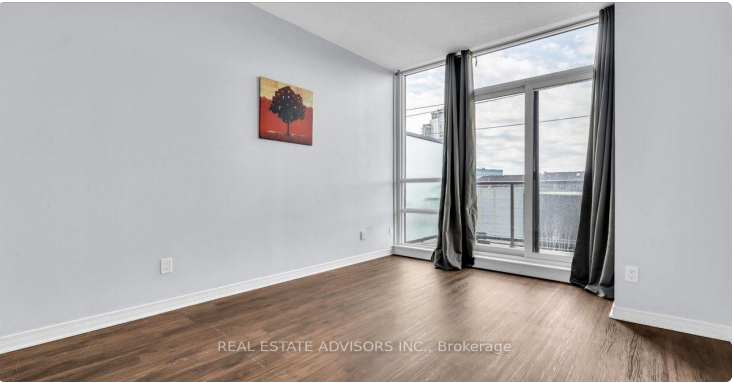
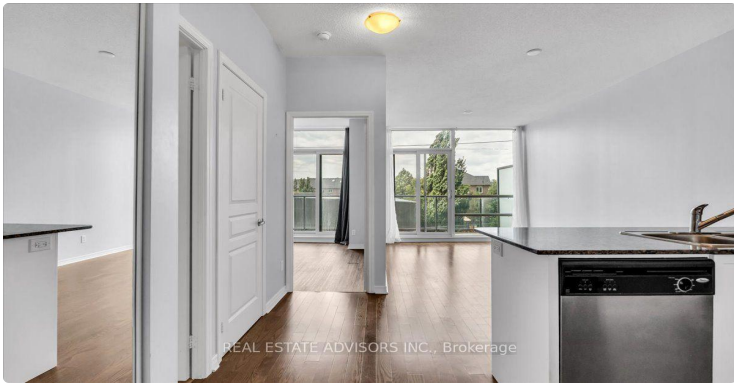
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	5.49 x 3.05	Hardwood Floor, Open Concept, W/O To Balcony
Dining Room	Ground	5.49 x 3.05	Hardwood Floor, Combined w/Living, Open Concept
Kitchen	Ground	2.44 x 2.44	Stainless Steel Appl, Granite Counters, Breakfast Bar

ROOM	LEVEL	DIMENSIONS	FEATURES
Primary Bedroom	Ground	3.81 x 3.05	Broadloom, Large Closet, W/O To Balcony

GALLERY





LISTING AGENT

Pavel Shaganenko

REAL ESTATE ADVISORS INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.